



COMMISSION MEMBERS PRESENT: M. Pirk, J. Kis, D. Driver, J. Maier, D. DeGroot & J. Hewitt

COMMISSION MEMBERS ABSENT:

VILLAGE BOARD MEMBERS PRESENT:

Staff: L. Martin & B. Sasse

1. Call to Order

The meeting was called to order at 1:00 pm by M. Pirk.

2. Public Comment – None

3. Approval of the November 19, 2014 meeting minutes

J. Hewitt motioned, J. Maier seconded to approve the November 19, 2014 meeting minutes. Motion carried 6-0.

**4. Site Plan Amendment – Extension of Temporary Trailer Placement for Wisconsin Humane Society located at 2706 Chicory Road | Tax Parcel #151-03-23-29-007-002
Wisconsin Humane Society Applicant**

Representative: Matt Witte, COO of Wisconsin Humane Society, 2706 Chicory Rd

In July 2013, the Wisconsin Humane Society (WHS) contacted staff to request the installation of a temporary storage trailer (for additional stray cat storage) on their property at 2706 Chicory Road. At that time, Village staff approved the trailer for a six (6) month temporary period with the condition that any further use or extension would require Plan Commission review and approval.

In February 2014, Wisconsin Humane Society requested a one-year extension for the trailer and was approved with expiration in February 2015. The applicant is now requesting an additional one-year extension of the temporary placement/approval (through February 2016). This temporary storage has saved the lives of numerous cats, thus furthering the commitment of the organization. The trailer, as it is positioned and anchored currently, does not pose any access or safety concerns to the site or facility, nor have any complaints been made about the placement or appearance.

J. Kis motioned, D. DeGroot seconded to approve that the location and use of the temporary trailer be extended through February 2016 while WHS investigates a more permanent solution. Upon the termination of its use, the trailer shall be removed and the site restored to its previous condition. Any future temporary storage shall be presented to the plan commission for review. Motion carried unanimously.



5. Site Plan Request for Piper Farms Cellular Communications Tower located at “4545” Lathrop Avenue | Tax Parcel #151-03-23-31-002-030 | Mark Ninneman/American Tower Applicant

Representative: Mark Ninneman, 8100 N 45th St, Brown Deer, WI

The applicant is proposing to construct a 150’ cellular tower on vacant land north of 4637 Lathrop Avenue (“4545” Lathrop). This area is currently a vineyard at Piper Farms. The overall proposed lease area (to be enclosed by chain link fence and graveled) includes 8,000 sq. ft. and is setback off the Lathrop Ave. right-of-way 17 feet. The lease area includes the tower, the initial T-Mobile 8’ x 12’ steel equipment platform, as well as five future carrier equipment areas. The proposed tower placement is 52’ from the Lathrop Avenue right-of-way, 74’ from the northern property line, and 199’ to the closest residential structure. In the event of catastrophic failure, the tower is designed to collapse and fall within a theoretical radius of 40’ from the footing of the tower.

In 2013, State Statute 66.0404 was adopted and in turn left little room for local regulation of new cellular antenna structures or collocations, limiting the Village’s power relating to regulation on aesthetics, height, setbacks, etc. Village Ordinance Chapter 86 is no longer enforceable with respect to mobile service transmission towers.

D. Driver motioned, J. Maier seconded to recommend approval of the proposed site plan by American Tower Corporation with the following conditions:

1. The applicant has agreed to develop a landscape plan including screening plantings such as arbor vitae, spruce, and other evergreen species along the Lathrop Avenue frontage and southern fence line to create a more aesthetic appearance for the surrounding area. Submission/approval of a final landscape plan with denoted planting schedule/species shall be required prior to the issuance of any building permits.
2. The proposed access drive between Lathrop Avenue and the site enclosure fence shall be paved with asphalt or concrete.
3. Submission/approval of final civil engineering, grading and storm water drainage plans prepared by a professional engineer prior to issuance of any fill or building permits.
4. All utilities serving the site and equipment shall be constructed underground.
5. Payment of all applicable Village Impact fees shall be paid by the applicant prior to issuance of building permit.

Motion carried unanimously.



6. Review/Adoption of the Village of Mount Pleasant Comprehensive Outdoor Recreation Plan (CORP)

B. Sasse presented an outline of the Comprehensive Outdoor Recreation Plan. In accordance with Wisconsin Statute Section 66.1001 (“Smart Growth” legislation) all governing bodies are required to prepare and adopt comprehensive plans. The Village of Mount Pleasant has prepared and adopted a comprehensive “Master Plan” pursuant to the requirements in Wisconsin Statute Section 66.1001 in accordance with the public participation plan. The Master Plan has several components of planning that make up the overall plan. The outdoor recreation and open space component is one part of that Master Plan. The Village requested that the Southeastern Wisconsin Regional Planning Commission prepare the outdoor recreation and open space plan component. The SEWRPC prepared “Community Assistance Planning Report Number 199, A Park and Open Space Plan (2nd Edition) for the Town of Mount Pleasant, Racine County, Wisconsin” and the Village adopted the plan as part of the Master Plan in April of 2003. Whereas, planning documents are required to be kept current and the planning period for the CORP plan had lapsed, it was necessary to revisit and update the CORP plan and readopt the updated plan into the Master Plan. The Village of Mount Pleasant again contracted with SEWRPC in November 2013 to update the CORP plan. The plan has been completed in draft and is now available for the appropriate approval process. The SEWRPC “Community Assistance Planning Report No. 199 (3rd Edition), A Park and Open Space Plan for the Village of Mount Pleasant: 2035” is available for final adoption. The Park and Recreation Advisory Board recommended adoption at their December 18, 2014 meeting. The next step is for the Plan Commission to review and recommended the adoption of the ordinance, which will incorporate the CORP plan as a component of the Master Plan, and hold a public hearing, after which the Village Board will need to adopt the ordinance.

The cost to the Village to prepare the CORP plan was \$25,000, which has been fully paid. The development of the CORP plan has qualified the Village to apply for additional funding through the Department of Natural Resources Knowles-Nelson Stewardship Grant Program, which the Village has applied for and received funding on numerous projects to implement the elements of the plan, and has totaled over a million dollars in grant funds.

D. DeGroot motioned, J. Kis seconded to recommend approval of the SEWRPC “Community Assistance Planning Report No. 199” (3rd Edition), A Park and Open Space Plan for the Village of Mount Pleasant: 2035 and schedule a public hearing. Motion carried unanimously.

7. Commissioner & Staff Reports -

L. Martin reported that yesterday was the ribbon cutting for the Land & Lakes building on International Drive. They are working with a couple of different potential tenants.

B. Sasse reported that staff received a permit to put the bridge in for the access driveway into the Pike River corridor off of STH 11. Will try to go after a grant to pave it and put the bridge in over the next year or two.



8. Adjournment

J. Maier motioned, J. Kis seconded to adjourn at 1:40 p.m. Motion carried unanimously.

*Next meeting is scheduled for **Wednesday, February 18, 2014 at 1:00 p.m.**

Cc: K. Wahlen L. Martin M. Pierce M. Schmidt L. Hannula
B. Sasse T. Beyer D. McHugh